



# CITY OF LONG BEACH

Department of Planning and Building

333 West Ocean Blvd. – Seventh Floor - Long Beach, CA 90802

(562) 570-6194 – FAX (562) 570-6068

## AGENDA

### ZONING ADMINISTRATIVE HEARING

MONDAY, DECEMBER 27, 2005

2:00 PM – SEVENTH FLOOR – CONFERENCE ROOM

CAROLYNE BIHN, ZONING ADMINISTRATOR

### CONSENT CALENDAR

1. **Case No. 0506-35 (SV)** **1841 Long Beach Blvd**  
**Project Planner: Lynette Ferenczy**  
**Council District: 6**

A request to demolish the upper floors of the existing parking structure and build a new one-story 3,758 square foot fast food restaurant on top of the remaining parking structure with the following standards variance requests: 1) An open fence 5'6" high and stairway enclosure 5'0" from the front property line (instead of 10'0"); 2) A reduced 6' by 6' corner cutoff for the garage entrance off Palmer Court; 3) An interior building setback of 2'0" (instead of 5'0"); 4) A building setback of 8'0" from the centerline of the alley (instead of 10'0"); and 5) Substandard on-site landscaping (instead of code required landscaping).

#### **ACTION:**

### REGULAR AGENDA

2. **Case No. 0507-22 (SV, LCDP)** **2533 East Second Street**  
**Project Planner: Jayme Mekis**  
**Council District: 3**

Request to construct a 2-car garage with auto lifts (providing 4 total parking spaces) with 422 square foot (instead of not more than 300 square feet), 2nd story recreation room (instead of not taller than 13') and half bath in the front yard setback of a through lot (off Broadway).

#### **ACTION:**

3. **Case No. 0511-43 (SV)** **1775 Sherman Place**  
**Project Planner: Lemuel Hawkins**  
**Council District: 4**

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1) Less than required side yard setback of five feet (5') (instead of not less than ten feet(10')); and 2) To add 450 square feet to each unit of rear duplex (units 3 & 4), 900 square feet total (instead of 250 square feet maximum to each unit).

**ACTION:**